Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sharon Renee Wilson 918 A Waldkirch Avenue Nashville, TN 37204	New Owner	Map:105-13-0D Parcel:002.00
This instrument prepared by: Marshall L. Hix, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Stephen Reynolds and Angela Simon, now known as Angela Simon Reynolds** ("Grantors") have bargained and sold, and hereby transfer and convey to **Sharon Renee Wilson,** Single ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit A, 918 Waldkirch Avenue Townhomes, as shown on Master Deed of record in Instrument No. 20080222-0017485, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Stephen Reynolds, unmarried and Angela Simon, unmarried by deed dated April 1, 2008 from Mark S. Miller, a married man, as shown of record in Instrument No. 20080404-0034343, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, hers heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown in that Master Deed of record in instrument No. 20080222-0017485, Register's Office for Davidson, Tennessee; Charter of record as Instrument No. 20080222-0017484, Register's Office for Davidson County, Tennessee.; Restrictive Covenant for Detached Structure, recorded in Instrument No. 20080222-0017485, Register's Office for Davidson County, Tennessee; easement of record in Book 421, page 90, Register's Office for Davidson County, Tennessee; and Taxes for the year 2013 have been prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 918 A Waldkirch Avenue, Nashville, TN 37204.

BILL GARRETT, Davidson County
Trans:T20130006769 DEEDWARR
Recvd: 01/24/13 12:56 2 pgs
Fees:13.00 Taxes:1920.30
20130124-0007919

EFFECTIVE AS OF the 22nd day of January, 2013.

Stephen Reynolds

Angela Simon Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen Reynolds and Angela Simon Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2013.

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $519,000.00.

Emily Jones
AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2013.

TRACEY PERRY
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY

Tracey Perry
NOTARY PUBLIC

My Commission Expires:
3-3-15

MY COMMISSION EXPIRES
March 3, 2015